

§27 CORPORATE PARK DISTRICT (CPD) *Revised 09-01-06*

27-1 Purpose

The purpose of the Corporate Park District (CPD) is to allow corporate office developments on sites of at least 1.5 acres fronting on the Boston Post Road, limiting the intensity of development and providing adequate off-street parking.

27-1.1 Establishment of Districts

Corporate Park Districts may be established from time to time in the Town of Westport, provided that each district shall:

- 1) contain at least 1.5 acres of land in single or common ownership;
- 2) have at least one hundred (100) feet of frontage on the Boston Post Road;
- 3) have direct vehicular access from the Boston Post Road; and
- 4) comply with the following standards and requirements for Corporate Park Districts.

27-2 Permitted Uses

In a Corporate Park District, no land, building, or structure shall be used and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

27-2.1 Principal Uses

Any Permitted Principal Use allowed in a Residence AAA District, subject to the same approvals and conditions specified in §11-2.1, herein.

27-2.2 Special Permit Uses

The following uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 27-2.2.1 Provided occupancy is limited to not more than three tenants, corporate office headquarters for business, professional, financial or other institutional uses, exclusive of healthcare professionals, medical or dental uses and retail financial institutions.
- 27-2.2.2 Related accessory buildings, structures and uses.
- 27-2.2.3 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 27-2.2.4 Schools, day care centers, and group day care homes.

27-2.3 Accessory Uses

- 27-2.3.1 A second and third business, professional or office tenant.
- 27-2.3.2 One dwelling unit per principal office building to be occupied by a resident gatekeeper, caretaker or maintenance person.
- 27-2.3.3 Uses customarily accessory to a permitted principal use, subject to the provisions of §32-7, herein.

- 27-2.3.4 All display or storage of goods, merchandise or supplies shall be located within a building.

27-3 Lot Area and Shape (See Definition)

Each lot shall have a minimum area of 1.5 acres or 65,340 square feet, a minimum frontage of 100 feet on the Post Road and a minimum shape so that a square with two hundred (200) feet on each side will fit in the lot.

27-4 Setbacks (See §31-4 through §31-8, also.)

No principal or accessory building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line or twenty-five (25) feet from any other side or rear lot line. Greater setbacks for principal and accessory buildings, structures or uses may be required, based on the size, shape and physical characteristics of the particular site.

27-5 Height

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

27-6 Coverage

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within the CPD.

27-7 Building Area

No mandatory requirement.

27-8 Floor Area

27-8.1 Maximum

The total gross interior floor area of all buildings on the lot shall not exceed 20,000 square feet.

27-8.2 FAR (see Definitions)

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the Corporate Park District (CPD) zone. Floor area used for parking and loading shall be excluded from the FAR.

27-9 Architectural Design

The architectural design, scale and mass of building and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevation shall be of such character as to harmonize and be compatible with the neighborhood, so as to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

27-9.1 Roof-top equipment

Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

27-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

27-11 *Parking and Loading*

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

27-12 *Landscaping, Screening and Buffer Areas*

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.